

Department of Community Planning and Economic Development
Vacation 1627

Date: October 15, 2013

Applicant: Hennepin County Interchange Project, Attn: Ed Hunter, 400 S. 4th Street, 200 Grain Exchange Building, Minneapolis, MN 55415, (612) 543-7273

Address of Property: Petition to vacate part of the southwest ½ of 5th St. N. between 6th Ave. N. and the Burlington Northern Railroad bridge (see attached map).

Contact Person and Phone: Hennepin County Interchange Project, Attn: Ed Hunter, 400 S. 4th Street, 200 Grain Exchange Building, Minneapolis, MN 55415, (612) 543-7273

CPED Staff and Phone: Becca Farrar-Hughes, Senior City Planner, (612) 673-3594

60-Day Review Decision Date: Not Applicable

Ward: 5 and 7

Neighborhood Organization: North Loop Neighborhood Association

Existing Zoning: B4N (Downtown Neighborhood) District and DP (Downtown Parking) Overlay District

Proposed Zoning: Not applicable for this application.

Zoning Plate Number: 13

Legal Description: See attached legal description.

Proposed Use: The property would be utilized for roadway improvements as well as future development on the Interchange site.

Concurrent Review: Not applicable for this application.

Background: The applicant has submitted an application to vacate part of the southwest ½ of 5th St. N. between 6th Ave. N. and the Burlington Northern Railroad bridge. The vacation application is necessary for roadway improvements as well as future development on the Interchange site.

Development Plan: A rezoning, conditional use permit, site plan review and a registered land survey that established various tracts and separated the Interchange site from the HERC facility was approved by the City Planning Commission in August of 2013 (BZZ-5502 and RLS-65). The proposal that was approved allowed for the construction of components associated with a new multi-modal transportation hub. The principal elements of the project included: a large outdoor multi-level publicly accessible open space area with an amphitheater, a new office building for the Hennepin Energy Recovery Center facility, an approximately 300 space principal parking facility, a bus drop-off area, new core/shell spaces for future retail/restaurant uses, public restrooms, a transit police office and bike bar, all adjacent to a new elevated Light Rail Transit (LRT) line with a platform.

Responses from Utilities and Affected Property Owners: Minneapolis Public Works has reviewed the vacation petition and recommends approval of the request subject to the provision of a sanitary easement. No other easements were requested by any of the referral agencies that responded during the comment period before the report went to printing.

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Findings: CPED finds that the areas proposed for vacation are not needed for any public purpose, and are not part of a public transportation corridor, and that they can be vacated.

Recommendation of the Department of Community Planning and Economic Development for the vacation:

The Department of Community Planning and Economic Development recommends that the City Planning Commission and the City Council accept the above findings and **approve** the vacation (Vacation File1627) subject to the provision of a sanitary easement to the City of Minneapolis.

Attachments:

1. Correspondence –Public Works
2. Exhibits and Maps